

LAW OFFICES OF JOHN A. TOSNEY
JOHN A. TOSNEY, SBN: 97183
331 J Street, Suite 200
Sacramento, CA 95814
Tel: (916) 441-4002
Fax: (916) 441-4622

Attorney for Debtor(s)
ERIC DECATUR

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA

In re:

ERIC DECATUR

Case No.: 10-41229-E-13L
Mtn. Ctrl. No. JT-1
In Chapter 13
DATE: November 2, 2010
TIME: 2:00 p.m.
DEPT: E, CTRM 33
Honorable Judge Ronald H. Sargis

Debtor(s).
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**DECLARATION OF REAL ESTATE APPRAISER LISA PATTERSON-FREEMAN
SUPPORT OF
MOTION TO VALUE**

I, LISA PATTERSON-FREEMAN, declare:

1. The matters set forth in this declaration are true of my own knowledge, and, if called upon to do so, I could and would competently testify to them.

2. I am a licensed Real Estate Appraiser with over 6 years of experience in the real estate and appraisal industries. During my professional career, I have been personally involved in the appraisal of over 1,200 properties.

3. Based on my background and experience I evaluated the property located at 281 Riverview Drive, Vallejo, CA 94589. I personally inspected the property on August 6, 2010, priced the necessary repairs and/or compliance issues to form an opinion of the fair market value


1 of the property.

2 4. Based upon my analysis of comparable sales, market trends and pertinent
3 economic factors, as well as compliance issues, this property would have a fair market value of
4 \$205,000.00, as of the date of inspection.

5 I declare under penalty of perjury under the laws of the State of California, that the
6 foregoing is true and correct.

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8 Executed on Sept 16, 2010, at Vallejo, Solano County, California.

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10 BY:


11 LISA PATTERSON-FREEMAN, Declarant
12 Ca. License AR035255
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